

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	PINE ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	BRODMAN JANICE/TRUSTEE		
Owner 2:	BRODMAN LIVING TRUST		
Owner 3:			
Street 1:	41 PINE STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BRODMAN JANICE D -		
Owner 2:	-		
Street 1:	41 PINE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2172 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13721	Total SF/SM:	5977	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	419,515	Spl Credit	Total:	419,500
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5977.000	435,900		419,500	855,400
Total Card	0.137	435,900		419,500	855,400
Total Parcel	0.137	435,900		419,500	855,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		393.83	/Parcel: 393.83

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	435,900	0	5,977.	419,500	855,400		Year end	12/23/2021
2021	104	FV	416,100	0	5,977.	419,500	835,600		Year End Roll	12/10/2020
2020	104	FV	416,400	0	5,977.	419,500	835,900	835,900	Year End Roll	12/18/2019
2019	104	FV	324,400	0	5,977.	425,500	749,900	749,900	Year End Roll	1/3/2019
2018	104	FV	324,400	0	5,977.	317,600	642,000	642,000	Year End Roll	12/20/2017
2017	104	FV	304,300	0	5,977.	287,700	592,000	592,000	Year End Roll	1/3/2017
2016	104	FV	304,300	0	5,977.	275,700	580,000	580,000	Year End	1/4/2016
2015	104	FV	271,300	0	5,977.	233,700	505,000	505,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

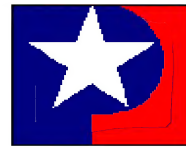
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Meas/Inspect	294	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	56192
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

